

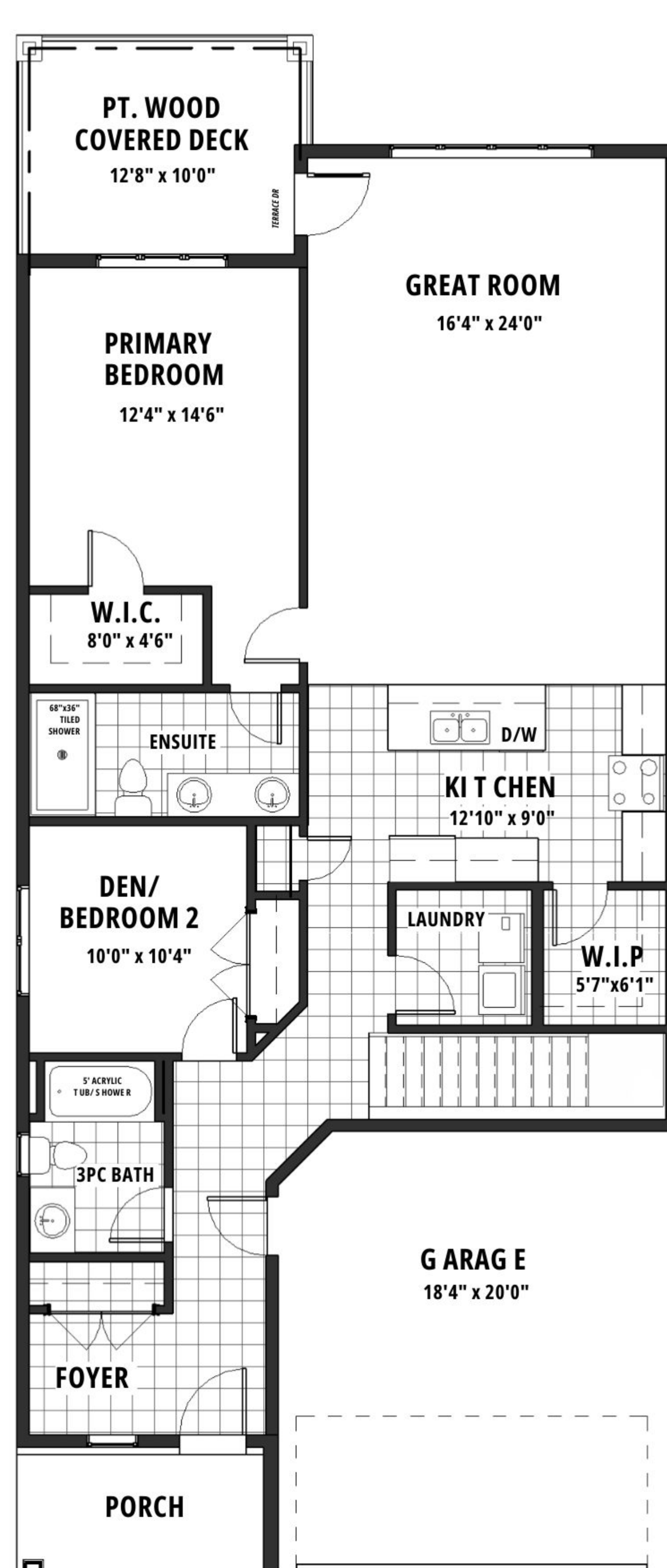
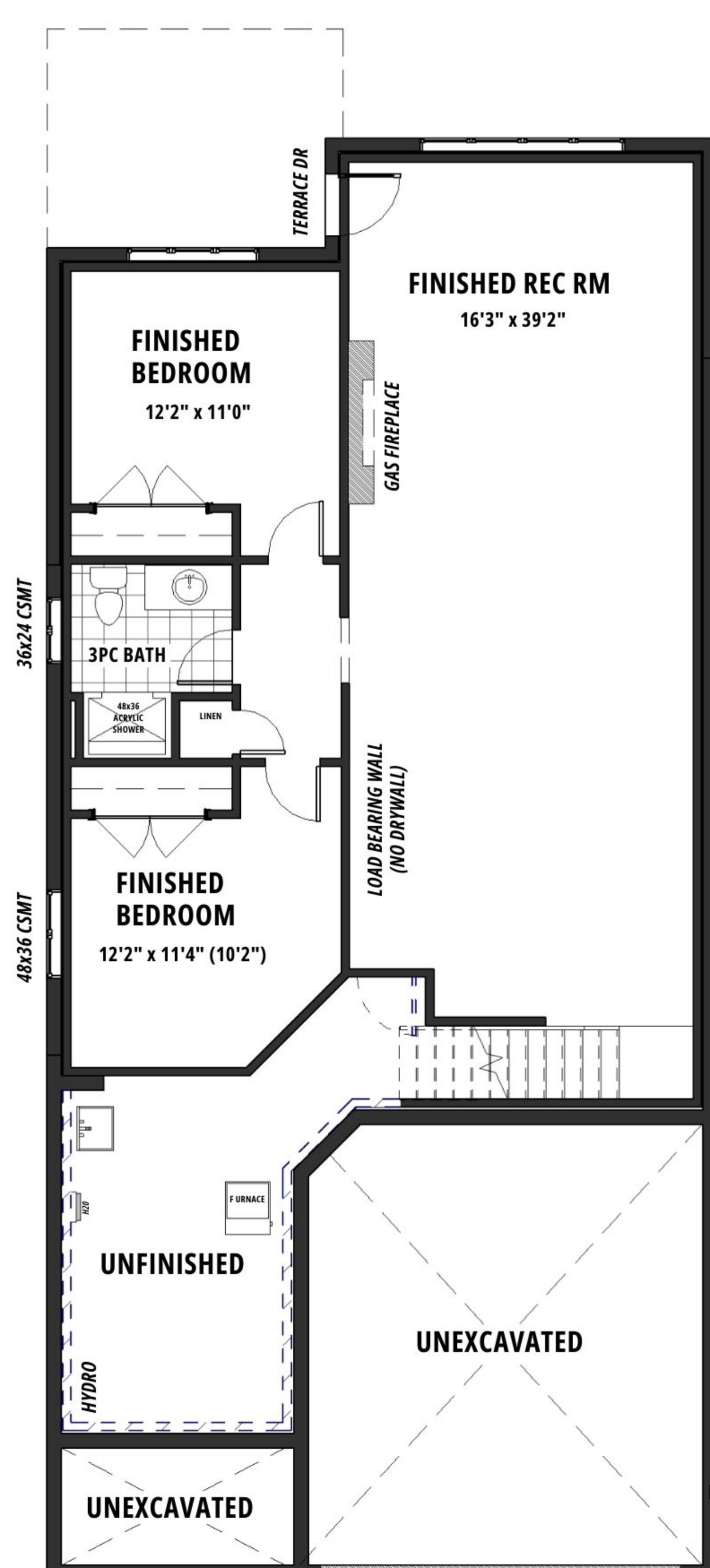
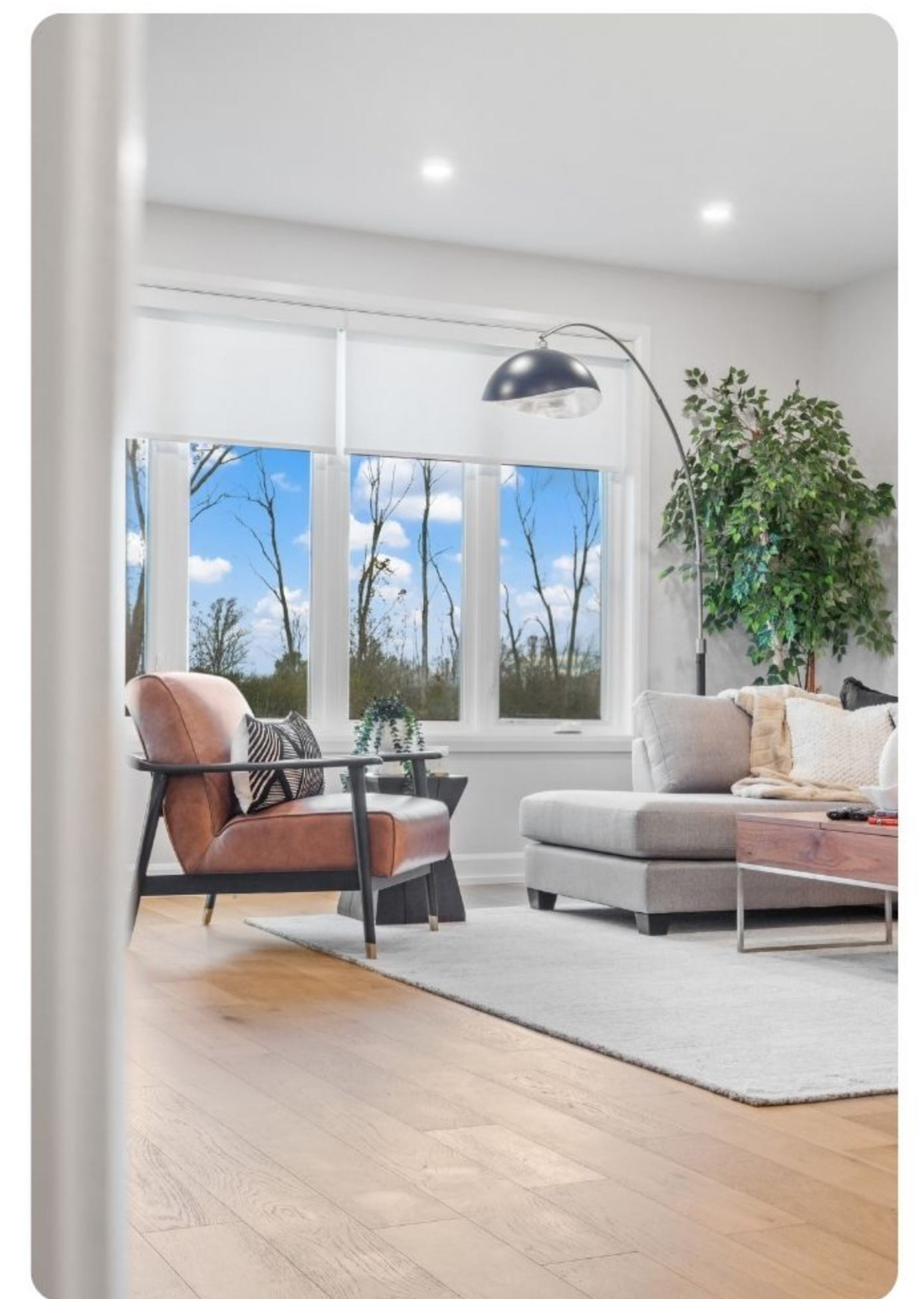
2614 sq ft of Finished Living Space

1462 SQ FT PLUS 1152 SQ FT OF FINISHED BASEMENT



FEATURES

- 2+2 bed, 2+1 bath
- Grand 9' main floor ceilings
- Quartz ctops in kitchen & baths
- Complete appliance package
- Full basement walk-out
- Custom gas fireplace in bsmt
- Custom window coverings
- Rear covered deck
- Full landscape package



SCAN THE QR CODE

to access the MLS listing



FULL PRICE
\$1,053,771*

BUILDER DISCOUNT
\$83,871*

SELLING PRICE
\$969,900*

For more information contact our sales team at
905 688 1283 | sales@rinaldihomes.com

rinaldihomes.com

*Prices subject to change at the builder's discretion without notice. E. & O.E.



3957 Mitchell Crescent

Stevensville

2614 sq ft of Finished Living Space
1462 sq ft plus 1152 sq ft of finished basement



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| BASE PRICE (incl net HST) | \$899,900 |
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Grading Premium - Full Walk-out Grade

Elevation difference of over 6'6" from main floor to finished grade. Includes additional James Hardie siding and James Hardie shakes at the grade drop. Includes enlargement of one or two of the existing basement windows (plan specific) and addition of a 32" wide french door (Full lite glass - no grills)

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| READY BY RINALDI UPGRADE PACKAGE | \$153,871 |
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Electrical & Lighting Upgrades

- Add 1 LED pot light to ensuite shower
- Add 27 LED interior pot lights
- Add 3 dedicated circuits
- Add 2 High Plugs for future High TV
- Add 1 exterior high plug (rear deck)
- Add undercabinet lighting in kitchen
- Add 4 drops (1/cable, 2/internet, 1/wireless access point)

Stair & Railing Upgrades

- A700 Handrail mitred into posts, with wrought iron spindles (Prince series, plain)

Plumbing and HVAC Upgrades

- Navien 240S tankless hot water unit (rental unit)
- EcoBee smart home thermostat
- Upgrade to a 5' 8" x 3' 0" (wall to wall) tiled shower w 10mm clear tempered glass enclosure in ensuite.
- Includes 12" x 24" porcelain tiles from builders standard samples on 3 walls and on shower floor. Includes Kerdie waterproofing membrane. Includes Riobel Quadrik QA71C pressure balance shower valve and trim (chrome). Includes 4665C chrome slide bar & P774C chrome elbow.
- Add gas line for stove - Includes 110v electrical outlet
- Add gas line to BBQ
- Add water line to fridge
- Add water line & drain in Basement Recreation Room for future wet bar

Kitchen, Bathroom and Laundry Room Cabinetry Upgrades

- Kitchen:
 - Add pullout garbage on island
 - Increase height of upper cabinets to ceiling
- Laundry Room:
 - Add upper cabinets, hanging rog, laminate countertop with support gable
- Main Bath:
 - Upgrade to Hanstone quartz countertop (colour - Metropolitan)
- Ensuite:
 - Upgrade to Hanstone quartz countertop (colour - Uptown Grey)
- Basement Bath:
 - Upgrade to Hanstone quartz countertop (colour - Metropolitan)

Appliance package

- Frigidaire 36" French Door Fridge - counter depth - Stainless steel
- Frigidaire 30" Gas Range - stainless steel
- Frigidaire 24" Built-in dishwasher - Stainless steel
- Frigidaire Front Load washing machine - Titanium finish
- Frigidaire Front Load dryer - Titanium finish
- Steam set of hoses and dryer vent kit
- Porter & Charles "Pyramid" stainless steel Chimney hood fan

Flooring Upgrades

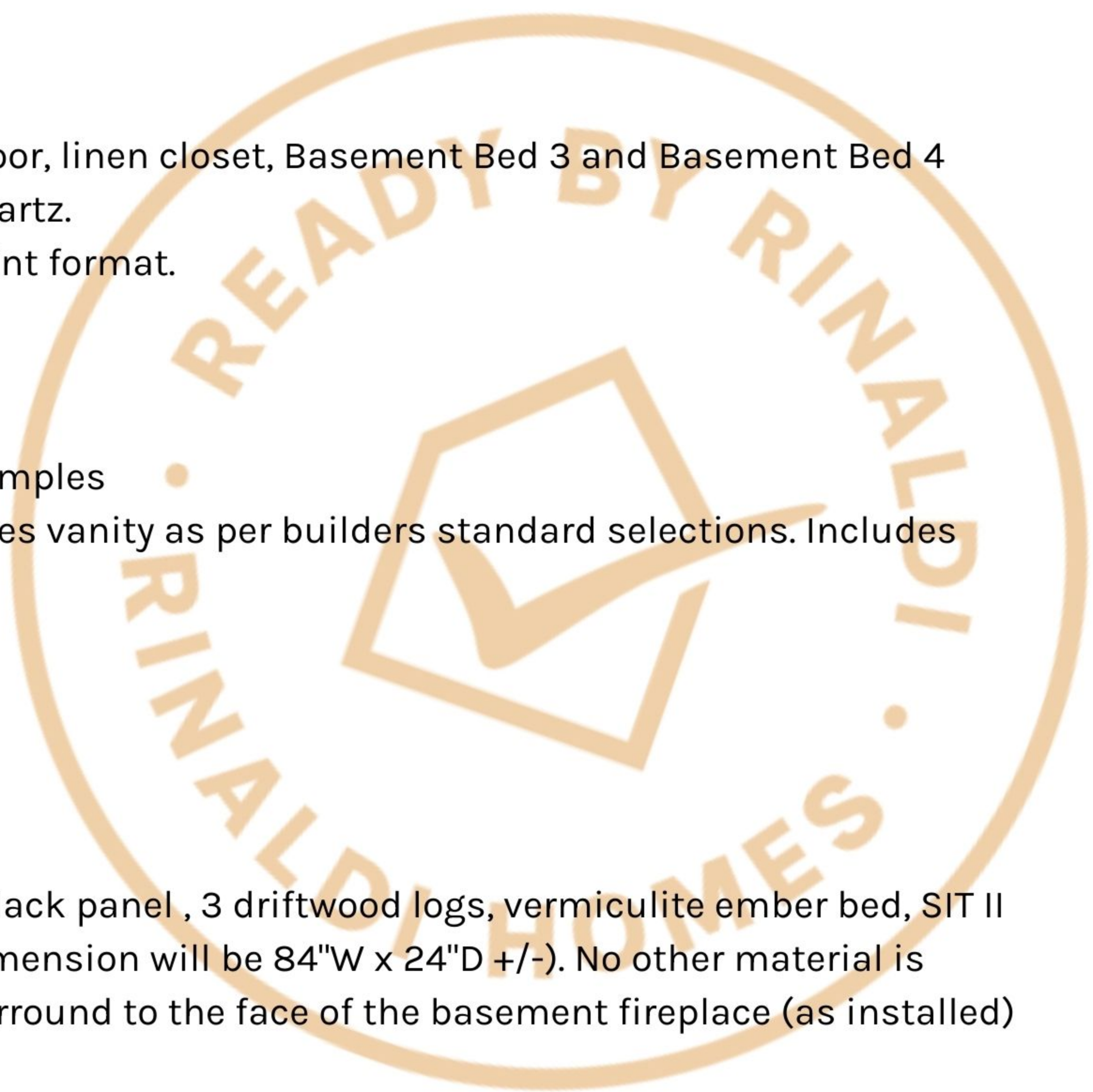
- Upgrade Ensuite bathroom floor tile: Floodsten 12"x24" (colour: white) installed horizontally, stacked into the bathroom
- Upgrade from carpet to luxury vinyl plank flooring in he Basement Recreation Room, lower hallway, basement bathroom floor, linen closet, Basement Bed 3 and Basement Bed 4
- Add 12"x20" niche in the ensuite shower on the left side wall, running vertically & centred. Framed with marmiline ivory quartz.
- Upgrade standard kitchen backsplash to NT cotswold up to the ceiling behind the hood range installed in a centre brickjoint format.

Finished Basement

- Add fully finished basement rec room, hallway, linen closet, Basement Bed 3 & Basement Bed 4.
- Includes drywalled ceiling. Includes same trim doors & hardware as main floor. Includes carpet from builders standard samples
- Add fully finished 3 pc bathroom in basement. Includes drywalled ceiling. Includes 1pc. acrylic tub/shower unit. and includes vanity as per builders standard selections. Includes same trim doors & hardware as main floor. Includes 12" x 24" porcelain tile from builders standard samples

Other Upgrades

- Window coverings
- Mirrors in Main Bath, Ensuite & Basement Bath
- 4 Island counter stools
- Add an Ambiance 47 Linear gas fireplace with Blower Kit to Basement Recreation Room (on interior wall). Includes matte black panel , 3 driftwood logs, vermiculite ember bed, SIT II thermostatic remote and trim surround. Includes framed boxed out wall to ceiling with painted drywall.(boxed out area dimension will be 84"W x 24"D +/-). No other material is included on the boxed out wall. Any tile or other material on the boxed out wall to be priced out separately. Add a quartz surround to the face of the basement fireplace (as installed)



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